

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 25 January 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer) (Chair)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Khanyisile Bonile (KB)	(Heritage Officer)
Ms. Stephanie Banarndt-Delport	(Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Xola Mwandile (XM)	(Admin)
Ms. Nosiphiwo Tafeni (NT)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)
Ms. Colette Scheermeyer (CS)	(Deputy Director)

Legal Advisor

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Naushina Rahim (NR)	(Assistant Director: Legal)

Observers

Mr Cahlan Williams

Visitors

Mr. John Wilson-Harris (Item 12.5)
Mr. Clive Theunissen
Mr. Johan Cornelius (12.22)
Mr. Stuart Burnett (12.19; 13.14)
Mr. Johan Malherbe (13.9)
Ms. Robyn Chalmers (13.66)
Ms. Ursula Rigby (13.65)

3. Apologies

None.

3.1. Absent

None.

4. Acceptance of the Code of Conduct

Members and staff raised hands in the MS Teams platform to indicate acceptance of the Code of Conduct.

5. Approval of Agenda

- 5.1.** 25 January 2024. The Committee resolved to approve the agenda with minor edits.
CN moves to adopt the agenda and CH seconds.

6. Approval of Minutes of the Previous Meeting

- 6.1.** 14 December 2023. The Committee resolved to approve the minutes with minor edits.
KB moves to adopt the agenda and SB seconds.
- 5.2** 18 January 2024. The Committee resolved to approve the minutes with minor edits.
CN moves to adopt the agenda and CH seconds.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

None.

9.2 Proposed Site Inspection

None.

9.3 Site Inspection Reports

9.3.1 Erf 96170, 14 Wandel Street, Gardens (CH)

- Discussed under item 12.23

9.4 Preparation for upcoming Committee meetings

HOMs: 29 January 2024

BELCOM: 31 January 2024

9.5 Tribunal updates (Legal)

9.6 Interim and Close out Reports

None.

9.7 Incomplete Applications

Incomplete applications are noted under items.

9.8 Archaeological Matters

None.

9.9 Illegal Works Database (Stop works orders)

10. Administrative Matters

10.1. Drafting of permits (WD)

10.2. Stamping deadline (WD): Tuesday, 30th January 2024, 9:00

11. Discussion of the agenda

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Erf 1849, 24 Bellevue Gardens: S34-Additions & Alterations Case No: HWC23101106SJ1013

INCOMPLETE APPLICATION:

CIBRA comment required.

SJ

12.2 Erf 310, 28 Clarens Road, Fresnaye: S34-Additions & Alterations Case No: HWC23112412SJ1124

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- SFB supports the proposal
- SFA has no objections

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

12.3 Erf 26575, 42 Scott Road, Observatory: S34-Minor Works for Repair Case No: HWC23120608SJ1208

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- The Committee notes that work has been completed

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

SJ

12.4 Erf 89805, 7 Duignam Road, Kalk Bay: S34-Total Demolition Case No: HWC23021302TZ0214

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO

- KBSJRRRA has no objections.
- Same set of plans to be circulated to all I&APs.
- New replacement structure requires detailed motivation.

FURTHER REQUIREMENTS

1. Full deviation application to be submitted to HWC
2. PoP required
3. All new documentation to be circulated to I&APs.

SJ

12.5 Erf 903, 88 St Georges Street, Simonstown: S27-Additions & Alterations Case No: HWC23022008RG0227

Ms Sneha Jhupsee introduced the item.

Mr John Wilson-Harris was present and took part in the discussion.

DISCUSSION

- Information received on 16 January 2024.
- Graded II
- Inside HPO

FURTHER REQUIREMENT

1. Mitigation report to be submitted to HOMs to form the basis of a Heritage Agreement.

SJ

12.6 Erf 4647, 24 Charnwood Avenue, Constantia: S38(8)-NID for Proposed Subdivision Case No: HWC23091129SJ0912

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SJ

12.7 Erf 723, 329A Beach Road, 14 Florentia, Bantry Bay: S34-Minor Works for Internal Alterations Case No: HWC23100219SJ1208

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 18 January 2024.
- Graded IIIB

- Outside HPO
- SFA has no objections
- SFB supports the proposal.
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

SJ

12.8 Erf 72917, 8 Sawle Road, Plumstead: S34-Additions & Alterations Case No: HWC23102517SJ1211

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 18 January 2024.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

12.9 Erf 1723, Park Street, Greyton: S38(4)-NID Case No: HWC23112807CN1204

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 16 January 2024.
- Ungraded
- Outside HPO
- There is no reason to believe that heritage resources will be impacted on.
- Property extent approx. 9000sqm, Land Use is Vacant and Zoning is Undetermined Zone. Surrounding properties are residential dwellings.
- The proposal is to subdivide and rezone the property for the development of multiple residential properties.
- Applicable Heritages:
 - Archaeo: Archaeological sensitivity is considered to be low in the Greyton region.
 - Palaeo: Green area - Moderate.
- Building Structures: According to the Greyton heritage Survey the property lies between various grading ranging from a PHS to NCW. The proposed development also lies within the proposed Core Heritage Precinct of Greyton. The applicant states that the residential typology will be similar to what exists in the area.
- The applicant states that an HIA is not required.

- Recommendation NFS.

DECISION

The Committee resolved that no further studies are required.

CN

12.10 Erf 98965, 210 10th Avenue, Kensington: S34-Additions & Alterations Case No: HWC23113001CN1204

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 16 January 2024.
- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.11 Erven 73241 and 73690, 39 and 41 Pluto Road, Plumstead: S34-Additions & Alterations Case No: HWC23112203CN1201

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 January 2025.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The proposal includes extensions to the house, incl. for a 2nd dwelling, as well as a new double garage and domestic quarters, of which do not touch any old fabric.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.12 Erf 153600, 15 Hemyock Road, Plumstead, S34-Minor Works for Additions & Alterations Case No: HWC23112904CN1201

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 18 January 2024.
- Graded IIIC
- Outside HPO

- CoCT supports the proposal.
- The proposal is for a lean-to-roof to cover a patio to the north facing facade.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.13 Erf 1575, 10 Chipstead Way, Pinelands: S34-Minor Works for Additions & Alterations

Case No: HWC23060907CN0914

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 12 December 2023 and 17 January 2024
- Graded NCW
- Outside HPO
- The Committee notes that work has been completed.
- The proposal was for internal alterations, a veranda to the front of the house and a new pedestrian entrance to the front boundary wall.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

12.14 Erf 162934, 88 Chester Road, Walmer Estate: S34-Additions & Alterations

Case No: HWC23120408CN1204

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 19 January 2024.
- Graded NCW
- Outside HPO
- WERRA and WECAG did not comment within the 30-day commenting period.
- HOMS previously requested the City to attend the meeting. The City was invited and then a conversation about the City's concerns ensued.
- The proposed work on site has not started.
- However, it was noted in the photos that the street facing windows are new. The owner stated that when he bought the property in 2020/2021, the original wooden window was rotten, and he replaced the window with the stacker door.
- The proposal is for the construction of two new garage with a deck, braai area and swimming pool above the garages.
- CoCT does not supports and their assessment of the work states that although the proposal does not affect intrinsic heritage value, E&HM is concerned with the negative impact of the blank ground level interface and over-scaled arches positioned on the site boundary and the impact this has on the character of the streetscape. The work is therefore not supported as an appropriate intervention that contributes to positive place-making although it is recognised that the present building does not represent any heritage value.

- The City concludes that their comment is a recommendation and not a requirement. And the City again confirmed that they accepted that the building and context is of limited heritage value and such a requirement is more related to general streetscape design.
- Heritage is not impacted by this proposal.
- Recommendation is for approval, as this an NCW outside an HPOZ.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.15 Erf 72370, 46 Rotherfield Road, Plumstead: S34-Additions & Alterations Case No: HWC23113010CN1204

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 22 January 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The proposal is for a garage extension, a new street facing boundary wall and a patio extension.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.16 Erf 957, 1A St Johns Road, San Carlo Unit 7, Sea Point: S34-Minor Works for Additions & Alterations Case No: HWC23112801CN1201

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 & 18 January 2024.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- SFB supports the proposal.
- The proposal is for a balcony enclosure.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.17 Erven 1885 and 1886, Fouche Street, Franskraalstrand: S38(4)-Heritage Impact Assessment
Case No: HWC23082208CN1204

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 21 January 2024.
- Ungraded
- Outside HPO
- A NID RoD was issued on 5 September 2023 requesting an HIA that included a Desktop AIA and Desktop PIA
- The proposal is consolidated two properties and rezone to subdivisional area to develop 57 to 59 single residential erven, with road and private open space, and engineering services.
- Heritage Resources Identified
- Archaeology:
 - A field assessment was conducted by ACRM on 19 October 2023, in which the observations were made A single weathered, Early Stone Age quartzite chunk was recorded in a wide strip of land / firebreak, alongside Fouche Street. The archaeological remains have been graded as NCW.
- Paleontology:
 - Excavations will involve shallow excavations into the soft, windblown dune sands of the Strandveld Formation and in places the hard calcrete capping of the Waenhuiskrans Formation aeolianite/fossil dunes.
 - Along the South Coast the Strandveld Formation has not been accorded a palaeontological sensitivity rating and is UNCLASSIFIED. However, according to Pether (2023), although considered to be subfossil remains, radiocarbon dating, and geochemical isotope analyses of teeth and bones yield valuable information of changing ecological conditions since the Last Glacial maximum, and the Strandveld Formation is consequently assigned a MODERATE sensitivity and impact intensity.
 - According to the SAHRIS palaeontological sensitivity map the Waenhuiskrans Formation is rated Very High due to previous fossil bone finds in coastal developments. The Very High rating requires “field assessment and protocol for finds”. However, a field survey, is unlikely to discover fossil bones in view of the dense vegetation cover across the study site. As it is likely that a relatively small volume of Waenhuiskrans Fm. will be affected by the proposed development ‘the anticipated impact is assigned a MODERATE rating’ (Pether 2023:11).
- Built Environment
 - No buildings, structures or features will be impacted by a proposed housing development on Erven 1885 and 1886. The proposed development will complement the surrounding land use, which is mostly residential, with some open spaces occurring.
- Anticipated Impacts on Heritage Resources:
 - Unmarked Khoisan burials, shell midden deposits and even the remains of Later Stone Age campsites may be uncovered or intercepted during excavations for building foundations and services (water, stormwater, sewerage, etc.), but the probability of this occurring is deemed to be Low.
 - According to Pether (2023), any fossil heritage resources will likely occur in an archaeological context. The large bones of elephant, rhino, and hippo who died in the Strandveld Fm. dunes have occasionally been uncovered during sand quarrying and developments but are apparently rare finds.
 - The fossil bones that may occur in the Waenhuiskrans Fm. in the Project Area are expected to be of later Quaternary age, between ~160 to ~80 ka and therefore are also mainly comprised of representatives of the extant (living) fauna, but unexpected species may occur.
- I&AP Comments:
 - The Overstrand Heritage & Aesthetics Committee (Overstrand Local Municipality) has no objection to the development proposal.

- No other heritage related comments were received during the Public Participation Process.
- Conclusion
- A housing development on Erf 1885 and Erf 1886 in Franskraalstrand, does not pose a significant threat to local archaeological and palaeontological heritage resources.
- Any fossil heritage will likely be encountered in an archaeological context (Pether 2023).
- Recommendations
- 1.No archaeological mitigation is required prior to construction excavations commencing.
- An archaeological and palaeontological walk down survey of the development site must be conducted after the site has been cleared of vegetation.
- If any unmarked human remains are uncovered or exposed during excavations, work must stop, and the finds reported to the Environmental Control Officer and the contracted archaeologist (Jonathan Kaplan 082 321 0172). Human remains must not be removed or disturbed until inspected by the archaeologist.
- A protocol for finds of buried fossil bones, the Fossil Finds Procedure (FFP), must be included in the Environmental Management Plan (EMP) for the proposed development. The Fossil Finds Procedure provides guidelines to be followed in the event of fossil bone finds in the excavations.
- The above recommendations must be incorporated into the EMP for the proposed development.
- Recommendation is for approval of the HIA, as meeting the requirements of the S38(3). The recommendations, as listed on page 5 & 18 of the HIA to be included in the RoD.

DECISION

The committee resolved to endorse the HIA as meeting requirements of Section 38(3) of the National Heritage Resources Act, as prepared by Jonathan Kaplan from ACRM, dated December 2023 with the following recommendations, as listed on pages 5 and 18 of the HIA:

1. No archaeological mitigation is required prior to construction excavations commencing.
2. An archaeological and palaeontological walk down survey of the development site must be conducted after the site has been cleared of vegetation.
3. If any unmarked human remains are uncovered or exposed during excavations, work must stop, and the finds reported to the Environmental Control Officer and the contracted archaeologist (Jonathan Kaplan 082 321 0172). Human remains must not be removed or disturbed until inspected by the archaeologist.
4. A protocol for finds of buried fossil bones, the Fossil Finds Procedure (FFP), must be included in the Environmental Management Plan (EMP) for the proposed development. The Fossil Finds Procedure provides guidelines to be followed in the event of fossil bone finds in the excavations.
5. The above recommendations must be incorporated into the EMP for the proposed development.

CN

12.18 Erf 710, 25 Avenue Le Croix, Fresnaye: S34-Minor Works for Additions & Alterations

Case No: HWC23073117RG0806

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 5 December 2023.
- Minor works application
- Graded IIIB

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

12.19 Erf 754, 8 Cheviot Place, Green Point: S34-Additions & Alterations
Case No: HWC23061909SB0826

Ms Stephanie Barnardt-Delport introduced the item.

Mr Stuart Burnett was present and took part in the discussion.

DISCUSSION

- Information received on 10 December 2023.
- Graded IIIA
- Previously approved work has start.
- GPRRA supports the proposal as long as the CoCT conditions are complied.
- CoCT supports on condition that: "All these elements contribute to the significance of the property and should remain intact. The removal of the timber floors and ceilings are a great concern. Although the plans suggest that these will be retained, they will need to be removed with the utmost care and will need to be skillfully reinstated.

FURTHER REQUIREMENTS

1. Site inspection to be conducted and a stop works to be issued.
2. Heritage report that analysis proposed work and deviate work from the approved plans.

SB

12.20 Erf 14419, Corner of Jan van Riebeeck Drive and Bach Street, Paarl: S34-Total Demolition
Case No.: HWC23111621CH1120

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 6 December 2023, 16 and 19 January 2024.
- Ungraded
- Outside Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl300 supports the proposal.

DECISION

The Committee resolved to approve the application as there is insufficient heritage significance to warrant retention.

CH

12.21 Erf 3488, 273, Third Street, Voelklip, Hermanus: S34- Additions & Alterations
Case No.: HWC23120508CH1206

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 18 January 2024.
- Ungraded

- Outside HPO
- The proposal is for the addition of timber decks, alterations to the boundary wall, enlarging bedroom no.1, internal alterations and plastering and painting of external walls.
- OHAC supports the proposal.
- WCC supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

12.22 Erf 88535, 17 Ley Road, St James: S34-Total Demolition Case No.: HWC23110206CH1113

Ms Chane Herman introduced the item.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Information received on 18 & 19 January 2024.
- Graded NCW
- Inside HPO
- The structure has already been demolished.
- CoCT objects to the issuing of a demolition permit and the Section 51 letter being issued with reason that the demolition is unauthorized and because no design for the replacement structure was provided. CoCT has concerns with the fact that the owners bought the property vacant and now wishes to sell it. The CoCT also referenced the context which is conservation worthy.
- KBSJRRRA and KBHA recommend that a penalty be imposed for the illegal demolition.

COMMENT:

Referred to BELCom on 28 February 2024.

CH

12.23 Erf 96170, 14 Wandel Street, Gardens: S27-Minor Works Case No: HWC23101105CH1026

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application to repair cracks in the division and northern façade wall by inserting helical pins as proposed by structural engineer. Other proposed work includes painting walls, windows, the roof. Roof repairs and replacement of gutters is also proposed.
- Graded II
- Inside HPO
- CIBRA supports the proposal.
- The Committee notes the motivation letter submitted by the applicant for a compulsory repair order.
- On 13 November 2023, the Committee solved that a site inspection be undertaken to determine:
- The extent of the work required as proposed in the structural engineer's report dated 23 January 2023 i.e., the condition of the division walls between the various units and the north facing façade wall.

- To inspect all units on site as the Committee (HOMs) was informed of possible unauthorized work without approval from HWC.
- The case officer provided feedback on the site inspection conducted on 16 November 2023.

FURTHER REQUIREMENTS:

Heritage statement to be compiled, assessing the proposed interventions and its impacts to the fabric and condition of the building. The heritage statement must include a list of any previous HWC approvals and provide an assessment of any unauthorized work on site. Mitigation measures to be included within the heritage statement to prevent further loss of heritage fabric. The heritage statement must be compiled by a suitably qualified architect with heritage experience.

CH

12.24 Erf 38073, 13 Cashel Avenue, Athlone: S34-Additions and Alterations
Case No: HWC23112114KB1122

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the work that must still be completed.

KB

12.25 Erf 1863, 29 3rd Street, Eastern Ext, George Township: S38-NID Development of telecommunication mast and Base Station
Case No: HWC23101803KB1018

INCOMPLETE APPLICATION:

New application form required.

KB

12.26 Erf 58520, 10 Milldene Road, Rondebosch: S34-Alterations and Additions
Case No: HWC23112403KB1124

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

12.27 Erf 54162, 8 Malone Avenue, Claremont: S34-Alterations and Additions
Case No: HWC23110701KB1107

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has started.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

12.28 Erf 421, Uitsig Street, Langebaan: S34-Alterations and Additions
Case No: HWC23112006KB1120

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- Saldanha Municipality supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report to be submitted within 30 days of practical completion.

KB

12.29 Erf 534, 11 Orchard Way, House of Le Roux, Pinelands: S34-Alterations and Additions
Case No: HWC23112406KB1124

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- PRRA supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

12.30 Erf 173606, 16 Firtree Street, Plumstead: S34-Alterations and Additions
Case No: HWC23112215KB1124

INCOMPLETE APPLICATION:

Locality plan, confirmation if work is complete (the front carport is existing, not sure about the rear verandah. Internal photographs and more externals to the rear where the work is proposed.

KB

12.31 Erf 485, 33 Uitvlugt Road, Pinelands: S34-Alterations and Additions
Case No: HWC23110819KB1108

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

12.32 Erf 72, 10 Durham Avenue, Bishopscourt: S34-Minor Works
Case No: HWC23112704KB1127

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

12.33 Erf 1254, 1A Welgemeend Street, Oranjezicht: S34-Additions and Alterations
Case No: HWC23110306KB1207

INCOMPLETE APPLICATION

New signed application form, streetscape images, confirmation if work is a deviation.

KB

12.34 Erf 91807, 5 Hayes Road, Wynberg: S34-Alteration and Addition
Case No: HWC23072105KB0726

INCOMPLETE APPLICATION

New application Form and streetscape images required

KB

12.35 Erf 8245, 22 Faraday Street, Strand: S34-Additions and Alterations
Case No: HWC23081608KB1024

INCOMPLETE APPLICATION

Contextual photographs required.

KB

12.36 Erf 44440, 1 Loch Road, Rondebosch: S34-Alterations and Additions
Case No: HWC23103006KB1030

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

12.37 Erf 5338, 25 Mills Street, Strand: S34-Additions and Alterations
Case No: HWC23112812KB1129

INCOMPLETE APPLICATION

CoCT Comment required.

KB

13. NEW MATTERS

13.1 Erf 1991, 46 11th Street, Voelklip, Hermanus: S34-Alterations and Additions
Case No: HWC23121208CH1214

Ms Chane Herman introduced the item.

DISCUSSION

- Ungraded
- Inside HPO
- The proposal is to demolish and rebuild the scullery, construct a new covered braai stoep, convert the exiting walk-in closet in the main bedroom into an en-suite bathroom and the addition of windows to the east of the building.
- OHAC supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

13.2 Erf 1005,20 St James Street, Somerset West: S34-Alterations and Additions

Case No: HWC23120504CH1214

INCOMPLETE APPLICATION:

Streetscape photographs and SG diagram required.

CH

13.3 Erf 10684, 325 Albert Road and Erf 10686, 46 Bromwell Steet, Woodstock: S34-Alterations and Additions

Case No.: HWC24010811CH0109

INCOMPLETE APPLICATION:

Salt River Heritage Society comments required.

CH

13.4 Erf 10977, 2 Protea Avenue, Fish Hoek: S34-Alterations and Additions

Case No.: HWC23122001CH1220

Ms Chane Herman introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- The proposal is to fit the sliding door in the bedroom, remove the interlinking wall between kitchen and lounge, enclose the existing patio and alterations to boundary walls.
- Work has started. It is indicated in the drawings as only being the removal of the partitioning walls between dining room and lounge.
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the work that must still be completed.

CH

13.5 Erf 1477, 1 Coetzenburg Street, Stellenbosch: S34-Alterations and Additions

Case No: HWC23110712CH1214

INCOMPLETE APPLICATION:

Stellenbosch Municipality comment (heritage department), internal photographs, streetscape photographs, photographs of completed work.

CH

13.6 Erf 24096, Lagoon Beach, Milnerton Cape Town: S38(8)-NID

Case No.: HWC23110906CH0109

Ms Chane Herman introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- The NID is submitted for the stabilization of an artificial dune on Erf 25096 to prevent further erosion. The artificial dune was constructed at inception of the existing residential development to provide protection against the waves.
- No heritage resources have been identified that would be impacted upon by the proposed work. The site has already been transformed during the construction of the artificial dune and the nearby residential development.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Fossil finds procedure to be included.

CH

13.7 Erf 25271, 43 Royal Road, Clarkes Estate, Goodwood, S34-Alterations and Additions

Case No.: HWC23112805CH1214

INCOMPLETE APPLICATION:

New form, internal photographs and SG diagram required.

CH

13.8 Erf 2632, 12 Viljoen Street, Onrus, Hermanus, S34-Deviations

Case No.: 22042810CH0111

INCOMPLETE APPLICATION:

Signed application form, photographs of completed work and clarity regarding drawings submitted to HWC versus drawings commented on by OHAC.

CH

13.9 Erf 2645, 65 Main Street, Paarl, S34-Total Demolition

Case No.: HWC23121308CH1214

Ms Chane Herman introduced the item.

Mr Johannes Malherbe was present and took part in the discussion.

DISCUSSION

- Ungraded
- Inside the Special Character Protected Area Overlay Zone of Paarl.
- The proposal is to demolish the existing house and outbuilding in order to construct a new office development with basement parking with access to the building being from the main road.

- According to the motivation, the demolition and replacement structure will be low impact on the significance of the property, adjacent buildings and streetscape of this section of Main Road.
- Drakenstein Municipality recommends a IIC grading and objects to the proposal as it will negatively impact the urban environment.
- DHF supports the demolition and objects to the scale of the replacement structure. DHF states that the building should be 2-storeys on Main Street and respect the roof ridge line of the existing buildings to the south.
- Paarl300 Foundation supports the proposal.
- Three additional objections were received from I&APs. The reasons for objection are due to the misinterpretation of the 60-year rule where structures are ungraded and unlisted (i.e., HWC considering applications where there are no heritage or cultural significance), the loss of historical value and non-heritage related aspects such as traffic, noise, pollution and bird breeding.

COMMENT:

Referred to BELCom on 28 February 2024.

CH

13.10 Erf 31531 & 31532, 8 Langton Road, Mowbray, S34- Additions & Alterations

Case No.: HWC23121807CH0108

Ms Chane Herman introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- The proposal is for the addition of a bedroom and en-suite to the western side of the house.
- The proposed work is complete.
- CoCT supports the proposal.
- RAMPAC supports the proposal.

DECISION

HWC cannot condone unauthorized work. The committee resolved to issue a section 51 letter as the work has been completed.

CH

13.11 Erf 4438, 2 Cheve Street, Paarl, S34-Additions & Alterations

Case No.: HWC23120102CH1214

INCOMPLETE APPLICATION:

Confirmation if work has started/is complete, internal photographs and streetscape photographs required

CH

13.12 Erf 4822, 326 Main Road, Strand, S34-Additions & Alterations

Case No.: HWC23121309CH1214

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC and NCW
- Outside HPO
- The proposal is for alterations to the existing building, addition of a garage, pool and timber beam and shade cloth awning.
- HRF did not comment within the 30-day commenting period.
- The Committee deemed the work to be minor as the work to the structure is minor internal alterations. The proposed garage and swimming pool are freestanding and does not trigger S34 of the NHRA.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

13.13 Erf 8186, 24 Me Rothamn Street, Townsend Estate, Goodwood, S34-Additions & Alterations

Case No.: HWC23118018CH1214

INCOMPLETE APPLICATION:

New form, confirmation if work is complete, streetscape photographs and SG diagram required.

CH

13.14 Erf 870, 3 Antrim Road, Greenpoint, S34- Additions & Alterations

Case No.: CH0112

INCOMPLETE APPLICATION:

POP, locality plan, additional external and streetscape photographs

CH

13.15 Erf 96170, 22 Dunkley Mews, Section 6/Unit 22, 14 Wandel Street, Gardens, S27-Additions & Alterations

Case No.: HWC24011001CH0112

Ms Chane Herman introduced the item.

DISCUSSION

- Graded II
- Inside HPO
- The application is submitted in response to a stop works order issued on 16 November 2023.
- The proposal is to restore the section/unit in 3 stages. The work includes removing the floors, removing the tiles from the ground floor walls, restoring the stairs, bathroom, walls, floors and ceilings, replacing the light fittings, add an opening in the wall and a deck in the rear courtyard.

- CoCT supports the proposal as it will not detract from the high aesthetic and contextual significance of the site.
- CIBRA supports the proposal.
- The proposed work has started and was indicated with an asterisk in the motivation letter.

DECISION

The committee is supportive of the proposed interventions. In order for Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant

Once the above has been fulfilled, HWC will provide the required permit.

CH

13.16 Portion 1 on Farm 849, remainder 1849, Ronwe, Paarl, S38(8)-NID

Case No.: HWC23112301CH1214

Ms Chane Herman introduced the item.

Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

- The NID is submitted for the proposed residential development that will cover approximately 33.14 hectares on the remainder of portion 1 of Farm 849, Paarl.
- According to the Drakenstein Spatial Development Framework, the area has been earmarked for numerous developments and urban infill.
- The current land use is for agricultural purposes.
- The proposed development will consist of various components (for agriculture, conservation, heritage & tourism, and there will be development precincts and access roads).
- Paleontology: the site is within a clear/unknown area.
- The site is located within the proposed Klein Drakenstein Heritage Overlay Zone and the designated Lustigan Road Scenic Route Overlay Zone. The proposed residential development will have a minimal impact on surrounding infrastructure and high heritage properties. Short-term issues like noise and dust during construction are anticipated.
- The site in question does not have scenic qualities when viewed from the Drakenstein/Lustigan Road other than contributing to the sub-regional rural landscape pattern.
- It is not anticipated that the proposed development will have a detrimental effect on the cultural landscape as the development will not be visually intrusive when viewed from Lustigan Road and the N1.
- There are no provincial heritage sites located on the proposed development extent. The farm abuts the provincial heritage site of Ronwe Farm werf and incorporates the werf of the Merendal Farm, which is listed as a Grade 3B heritage resource.
- There are a cluster of existing structures present on site (RE/1/849), and some are expected to be older than 60 years. Although these structures are dilapidated, they are considered to be of meaningful heritage value. The structures will not be affected by the proposed development as it will be refurbished internally and extended to accommodate new development.
- The environmental consultant recommends NFS
- The Committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following specialist studies;

- 1.Desktop Archaeological Impact Assessment
- 2.Visual Impact Assessment on cultural landscape

CH

13.17 Erf 1, Victoria Dam House, Paarl Mountain Nature Reserve, Jan Phillips Mountain Drive, Paarl, S27-restoration

Case No.: HWC23082107CH0108

INCOMPLETE APPLICATION:

Locality plan, annotated photographs, Drakenstein Municipality comments, DHF comments, Paarl300 Foundation comments, detailed scope of works/methodology report or drawings indicating the proposed work.

CH

13.18 Erf 1193, 46 Molteno Road, Gardens, S34- Additions & Alterations

Case No: HWC23110913CN1213

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.
- The Committee notes that work has started.
- The completed work includes the as-built conversion of the garage to a covered patio.
- The proposed work includes a new lower ground studio, a walkway and internal alterations as well as changes to doors and windows.

DECISION

The Committee resolved to approve the work that must still be completed.

CN

13.19 Erf 151901, 8 St James Road, St James, S34- Additions & Alterations

Case No: HWC23121402CN1219

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- KBSJRA stamped the plans.

- The proposal is for alterations and the addition of a double-storey dwelling on the property.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.20 Erf 1602, 7 Faure Street, Swellendam, S34- Additions & Alterations

Case No: HWC23121108CN1218

Ms Corne Nortje introduced the item.

DISCUSSION

- Unknown grading
- Outside HPO
- Swellendam Municipality supports the proposal.
- Swellendam Heritage Association supports the proposal.
- The proposal is for the partial demolition of internal walls, extension of the braai area, maintenance and repairs to walls, floors, and roof, as well as internal alterations including to windows and doors.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.21 Erf 1697, 14 Croxteth Road, Green Point, S34- Additions & Alterations

Case No: HWC24010802CN0116

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- GPRRA has no objections.
- The Committee notes that work has been completed.
- The proposal is for a timber deck at the rear of the property and replacing the roof sheeting. All materials will match existing.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

13.22 Erf 1724, 38 Forest Hill Road, Hout Bay, S38(4)-NID

Case No: HWC23120806CN1213

Ms Corne Nortje introduced the item.

DISCUSSION

- Property extent is approx. 6700sqm, with residential land use and rural zoning. Surrounding land uses are residential.
- The proposal is for the subdivision of the property into two portions. No new building work is proposed.
- The subdivision will not change the character of the site.

DECISION

The Committee resolved that no further studies are required.

CN

13.23 Erf 19688, 23 Van der Lingen Street, Paarl, S34- Additions & Alterations

Case No: HWC23120806CN1213

APPLICATION INCOMPLETE:

Application Form, Plans, Locality Plan and all photos required.

CN

13.24 Erf 41499, 83 Voortrekker Road, Bellville, S34- Additions & Alterations

Case No: HWC24010807CN0108

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.
- The proposal is to add 2 additional stories at the top of the existing building.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.25 Erf 870, 17 Varsity Street, Tamboerskloof, S34- Additions & Alterations

Case No: HWC23121203CN1219

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT has no objection the proposal.
- CIBRA supports the proposal.
- The proposal is to add a 1st storey to the existing building.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.26 Erf 91790, 22 Belper Road, Wynberg, S34- Additions & Alterations

Case No: HWC23120405CN0108

APPLICATION INCOMPLETE:

Completed application form and Streetscape photos required.

CN

13.27 Farm Fairview 1799, Suid-Agter-Paarl Road, Paarl, S34- Minor Works for Additions & Alterations

Case No: HWC24010823CN0110

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- The proposal is to demolish a portion of the bakery wall in order to reinstate a pre-existing opening in the wall.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.37 RE of Erf 21119, 432 Main Road, Paarl, S38(4)-NID Advice

Case No: HWC24010821CN0116

Ms Corne Nortje introduced the item.

DISCUSSION

- The property measures approx. 17.5ha with a current land use of an educational campus. The zoning is community and surrounding land uses are residential and agricultural.
- The proposal is for a new 852sqm activity center.
- The applicant did not list any affected heritage resources.
- SAHRIS reports map indicates no studies in the surrounding areas.
- Archaeology can be considered nil.
- Palaeo is in the grey area on SAHRIS, and no studies required. Palaeo is nil.
- Heritage resources are not impacted on.
- The site is larger than 5000sqm, but the new gymnasium will not change the character of the site, as it's built up with similar school sport infrastructure.

DECISION

Letter of no trigger to NHRA to be issued.

CN

13.38 RE of Erf 22757, 625 Voortrekker Road, Maitland, S34-A&A &PD

Case No: HWC23110706CN1213

APPLICATION INCOMPLETE:

Company Resolution, and all photos required.

CN

13.39 RE of Erf 2737, Whalers Way, Simon's Town, S34-Additions & Alterations

Case No: HWC23110706CN1213

APPLICATION INCOMPLETE:

Completed application form, more photos of completed work, Title Deed, streetscape photos and SG diagram required.

CN

13.40 RE of Erf 31776, 24 Pillans Road, Rosebank, S34- Additions & Alterations

Case No: HWC23121301CN1213

APPLICATION INCOMPLETE:

Set of plans, Streetscape photos and SG diagram required.

CN

13.41 RE of Erf 97284, 6 Avalon Road, Claremont, S34- Additions & Alterations

Case No: HWC23121107CN1213

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- The Committee notes that work has been completed.
- CoCT supports the proposal.
- The proposal was for internal alterations.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

13.42 Erf 116595, 106 Harrington Street, District Six, S34- Additions & Alterations

Case No: HWC23111307KB0108

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPO
- Minor works application

FURTHER REQUIREMENTS

Previous plans and approval to be submitted.

KB

13.43 Erf 1387, 43 Wesley Street, Strand, S34-Additions & Alterations

Case No: HWC23111510KB0108

INCOMPLETE APPLICATION

Title deed and Contextual photos required.

KB

13.44 Erf 1635, 17 Antwerp Road, Sea Point, S34- Additions & Alterations

Case No: HWC23121803KB0108

INCOMPLETE APPLICATION

Streetscape photographs required.

KB

13.45 Erf 1893, 46 Brookdale Road, Pinelands, S34- Additions & Alterations

Case No: HWC24011612KB0116

INCOMPLETE APPLICATION

Streetscapes images required.

KB

13.46 Erf 2060, 7 Rugby Road, Oranjezicht, S34 Additions & Alterations

Case No: HWC231221808KB0108

INCOMPLETE APPLICATION

COCT comment, all photographs, SG Diagram, title deed, demolition plan

KB

13.38 Erf 2761, 4 Crassula Way, Pinelands, S34- Additions & Alterations

Case No: HWC23120704KB0116

INCOMPLETE APPLICATION

Second page Internal Memorandum, Contextual photographs and Power of Attorney

KB

13.47 Erf 501, 8 Long Street, McGregor, S27- Additions & Alterations

Case No: HWC23100223KB0116

INCOMPLETE APPLICATION

POA, all photos and Motivation required.

KB

13.39 Erf 51330, 6 Wyndover Road, Wynberg, S34- Additions & Alterations

Case No: HWC23091916KB0111

INCOMPLETE APPLICATION

Locality plan required.

KB

13.40 Erf 5784, 5 Selborne Road, Claremont, S34- Additions & Alterations

Case No: HWC24010816KB0116

INCOMPLETE APPLICATION

Internal and Contextual Photos

KB

13.41 Erf 634, 14 Belmont Avenue, Oranjezicht, S34- Additions & Alterations

Case No: HWC23110302KB0116

INCOMPLETE APPLICATION

Contextual photographs and CIBRA comment

KB

13.42 Erf 11135, 13 Third Crescent, Fish Hoek, S34- Additions & Alterations

Case No: HWC24011616KB0117

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

13.43 Erf 78788, 186 Main Road, Diep River, S34- Additions & Alterations

Case No: HWC24011609KB0117

INCOMPLETE APPLICATION

Internal photographs required

KB

13.44 Farm 108 of Farm 192, 25 De Vleie Road, George, S34- Additions & Alterations

Case No: HWC24011612KB0108

INCOMPLETE APPLICATION

Municipality comment, elevations to be coloured up required.

KB

13.45 Remainder of Erf 953, 23 Chesterfield Road, Oranjezicht, S34- Additions & Alterations

Case No: HWC24010822KB0110

INCOMPLETE APPLICATION

CIBRA comment is required

KB

13.46 Remainder of Erf 27227, 46 Nuttall Road, Observatory, S34- Additions & Alterations

Case No: HWC24010904KB0110

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

13.47 Portion 78 of farm 216, Knysna: S38(8) – HIA

Case No: HWC23050303SB0505(NID)/ HWC23112308SB1123(HIA)

Item removed from the agenda.

SB

13.48 Portion 16 of Farm 426 Huveltjies Kraal, Caledon, S38(4)-HIA

Case No: HWC23090105SB0914

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Dassiefontein Zero Carbon Charge Electric Vehicle Charging Station and associated Solar Energy Facility on the Farm Huveltjies Kraal 426/16, near Bot River (Theewaterskloof Municipality) near the N2 but no direct access from N2.
- The Heritage Impact Assessment identified the following resource and findings:
- Archaeology: low density ESA during the walkdown survey was founded within a transformed context, along with incomplete biface handaxe of low significance.
- Palaeontology: Due to the unfossiliferous nature of the bedrock saprolite and thin soil no further palaeontological interventions are required.
- Visual: high absorption capacity of the landscape, the small extent of the facility and the changing character of the area, the renewable energy vehicle charge station does not present a foreign element in the landscape’.
- Consultation: CapeNature does not object, SANRAL has no objection. No other comments received.
- The Committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to endorse the HIA prepared by ACRM dated January 2024 and the recommendations on page 18:

1. No archaeological mitigation is required prior to any construction excavations commencing.
2. Due to the unfossiliferous nature of the bedrock saprolite and thin soil no further palaeontological interventions are required.
3. Due to the low level of visual impact, no mitigation measures are required.

13.49 Erf 2373, St Helena Bay, S38(4)-NID**Case No:** HWC231017232SB1207

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed low density residential housing development (103).
- This will include the demolition of the existing single residential property - age not determined.
- The site is in a highly sensitive archaeological area.
- Palaeontology: low according to SAHRIS map.
- Visual: low as in urban context
- The consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Section 35 application to be submitted.

SB

13.50 Solar Power Plant: Farm Skoongesig No. 529, Power Line Corridor: Skoongesig No. 529, Portion 2 of Farm Bakleiplaas No. 27, Remaining Extent of Farm Bakleiplaas No. 277, Portion 28 of Farm Bakleiplaas No. 277, Vredendal, S38(8)-HIA

Case No: HWC23061414SB1128

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Development of Gemini Solar Power Plant
- The Heritage Impact Assessment identified the following resource and findings:
- Archaeology: A large scatter of early MSA and later MSA found of 3C grade. Mitigated through excluding the site from the development area and a 50m buffer imposed.
- Palaeontology: development area is underlain by the Aties Formation belonging to the Gariep Supergroup and is unlikely that significant palaeontological resources will be impacted however individual bones can still be of
- great scientific value as a record of the middle and late Quaternary fauna of the Namaqualand coast and as such, a Chance Fossil Finds Protocol is recommended.
- Visual: The Olifants River Basin (graded 3A) and R363 and R362 are identified as Cultural landscapes (scenic routes). Impact to the scenic route is mitigated with buffer zone. Further PV to setback from the R362 by 500m
- Consultant: No comments: consultation ended 1 Dec 2023

FINAL COMMENT

The Committee resolved to endorse the HIA prepared by CTS Heritage dated November 2023 with the following recommendation on page 44 to 45

A no development buer of 50m must be implemented around site 021 as per Figure 5.2

A no development buer of 500m be implemented on either side of the R362 and as such, the proposed layout

requires amendment.

- The following is recommended in terms of the proposed layout:

- Avoid continuous swathes of PV panels with the fragmentation of the layout to accommodate continuities of green and agriculture.
 - The road infrastructure to follow the existing road infrastructure as far as possible. The road infrastructure in the layout proposed herein does not follow the existing road infrastructure and new road alignments are proposed.
 - Ensure the perimeter fence is of a 'see through' variety and that its colour blends with the environment boundary treatment.
- The HWC Chance Fossil Finds Procedure must be implemented throughout the life of the PV facility
- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

SB

13.51 Remainder of Farm 585 Hemel en Aarde, Caledon, S38(4)-HIA-

Case No: 22051606AM0518E

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Vineyard Development
- The Heritage Impact Assessment identified the following resource and findings:
- Archaeology: A large ESA cores and smaller quartzite chunk during the survey and graded NWC.
- Paleontology: low as the new vineyard only affects a thin soil on the deformed and weathered bedrock.
- Visual: Low and the vineyard fits into the landscape.
- Consultation: Overstrand Heritage and Aesthetics committee supported

DECISION

The Committee resolved to approve the HIA prepared by ACRM and Lornay Consulting dated October 2023 and the recommendations on page 19:

1. No archaeological mitigation is required.
2. If any unmarked human remains are disturbed, or uncovered during bulk earthworks, these must immediately be reported to Heritage Western Cape (Ms. Stephanie Barnardt 021 483 96 85).

SB

13.52 Portion 39 of Farm 115, Off R60, Rietvallei, Robertson, S38(8)- NID

Case No: HWC23112004SB1211

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed cultivation for vineyard.
- Previous NID application the committee resolved no further studies.

- Archaeology: weathered artifacts and low density. Hence Impact low.
- Paleontology: Low according to SAHRIS
- Visual: Low as keeping in the characteristic of the surroundings.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.53 Portion 1 of Farm 89, Farm 89-Re, Beaufort West, S38(8)-NID

Case No: HWC24010815SB0109

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Beau Valley Wind Energy Facility north
- Heritage resource: Two farmsteads on site.
- Archaeology: number of archaeological resources both historical and pre-colonial indicated a possibility of archaeological resources being impacted.
- Paleontology: low according to the SAHRIS map, however Permian sediments are highly sensitivity. It is possible that there will be impacts to paleontological resources where activity areas are underlain by sediment of Permian age.
- Visual: at least visible from one farmstead
- Consultant recommends: Heritage Impact Assessment with focus on Paleontological Impact Assessment and Archaeological Impact Assessment
- The Committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following specialist studies;

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment

SB

13.54 Farm 282-Re, Farm Skoongee, South of N2 on Remainder of the farm Skoongee No 282 near Riversdale, S38(8)-NID

Case No: HWC23121207SB1214

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Consent Use Renewable Energy Structure and Farm Shop
- Archaeology: Low as site is previously disturbed.
- Paleontology: unknown according to SAHRIS but given the nature, unlikely.
- Visual: Low given the type of development.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.55 65-Re, Farm Kalkwal, East of N1 at Whistling Bridge on Remainder of Farm Kalkwal No 65, Beaufort West, S38(8)-NID

Case No: HWC23121205SB1214

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Consent Use for a Renewable Energy Structure
- Archaeology: Low as previously disturbed by the road development.
- Palaeontology: Very high according to SAHRIS but given the nature, unlikely to reach the deep of the formation. Furthermore, no fossil vertebrate or other palaeontological material was recorded during the site visit."
- Visual: Low given the type of development.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Chance finds to be included.

SB

13.56 Portion 9 of Farm 499, Vermaaklikheid on Portion 9 of Farm 499, Vermaaklikheid, S38(8)-NID, (S24G)

Case No: HWC23112321SB1204

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- The S24G application for the unauthorized floating jetty and tourism development within 100m of the highwater mark of an estuary,
- Archaeology: high according to the screener report but work is completed.
- Palaeontology: unknown according to SAHRIS but medium according to the screener report.
- Visual: report doesn't examine the context however the possible impact visually in minimum given the surrounding development in the area.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.57 Erf 1-Re, Swellendam on Remainder of erf 1, Swellendam, S38(8)-NID

Case No: HWC23112813SB1211

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Raw Water Pipeline between Grootkloof 3 Dam to Hermitage Raw Water Pump Station,
- Archaeology: unlikely given the nature of development.
- Palaeontology: unlikely given the nature of the development.
- Visual: unlikely given the nature of the development.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.58 Erf 1616, 32 Cabriere Street, Franschhoek, S34-Additions & Alterations

Case No: HWC24090102SJ0112

INCOMPLETE APPLICATION

Municipality and conservation body comments, updated photos, documentation from the 2018 application does not hold much value as this is a new application. The 2018 HIA and final outcome is to be submitted as an annexure.

SJ

13.59 Erf 3747, 34 Cabriere Street, Franschhoek, S34-Additions & Alterations

Case No: HWC24090103SJ0112

INCOMPLETE APPLICATION

Municipality and conservation body comments, updated photos, documentation from the 2018 application does not hold much value as this is a new application. The 2018 HIA and final outcome is to be submitted as an annexure.

SJ

13.60 Erf 1586, Corner of Main Road and van der Lingen Street, Paarl, S27-Additions

Case No: HWC24010905SJ0116

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded III
- Inside special character protected area overlay zone of Paarl.
- Paarl300 supports with recommendations.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

13.61 Erf 166500. 236 Lower Main Road, Observatory, S34-Minor Works for Internal Alterations

Case No: HWC24011107SJ0111

INCOMPLETE APPLICATION:

Company resolution required.

SJ

13.62 Erf 170562, 15 Rhodesia Road, Muizenberg, S34-Additions & Alterations

Case No: HWC24010804SJ0109

INCOMPLETE APPLICATION:

Revised plan indicating where the gable is set back from the ridge line and an indication all previous unauthorised work on drawings.

SJ

13.63 Erf 2222, 3 Venus Close, Constantia, S34-Additions & Alterations

Case No: HWC23120814SJ0116

INCOMPLETE APPLICATION:

Streetscapes images, FoCG comment, CoCT EHM comment required.

SJ

13.64 Erf 223, 7 Wihelmina Street, Franschhoek, S34-Additions & Alterations

Case No: HWC24010827SJ0109

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outside HPO
- Stellenbosch Municipality supports the proposal.
- Franschhoek Heritage and Ratepayers Association had no objections.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

13.65 Erf 2293, 61 Bellevue Road, Higgovale, Gardens, S34-Additions & Alterations

Case No: HWC24010812SJ0116

Ms Sneha Jhupsee introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.
- CIBRA does not support the proposal.

HELD OVER:

Referred to BELCOM on 28 February 2024.

SJ

13.65 Erf 415, 12 Du Toit Street, Stanford, S31-Additions & Alterations

Case No: HWC23110723SJ1218

INCOMPLETE APPLICATION:

Application form, streetscape and SG diagram required. SHC and OHAC must review the same plans that are submitted to HWC.

SJ

13.66 Erf 65238, 109 Rosemead Avenue, -RE Kenilworth, S38(4)-NID

Case No: HWC24010814SJ0109

INCOMPLETE APPLICATION

Section 34 application to be submitted.

SJ

13.68 Erf 72303, 59 Severn Road, Plumstead, S34-Additions & Alterations

Case No: HWC24010805SJ0109

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT indicated that they cannot support illegal work.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

13.69 Erf 4507, 4508 & 4509, Cape Town, S38(4)-NID

Case No: HWC24010803SJ0108

INCOMPLETE APPLICATION:

SG diagrams, streetscape and internal photos.

13.70 Other Matters

Officers meeting Tuesday, 8:30.

13.71 Adoption of Resolutions and Decisions

KB moves to adopt and CH seconds the adoption of resolutions and decisions.

13.72 Closure: 14:16

13.73 Date of Next Meeting

29 January 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS - Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthly

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvdSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernaclar Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Heldeberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

NHRA - National Heritage Resources Act (No. 25) of 1999

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association